

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING CASE 13-09
November 12, 2013**

Request	
Applicant: High Point University	Owner(s): High Point University, City of High Point and Beatrice Lowe McClain.
Zoning Proposal: To rezone approximately 4.1 acres	From: RS-7 Residential Single Family-7 District
	To: CZ-PI Conditional Zoning Public & Institutional District

Site Information	
Location:	Lying along the west side of W. College Drive, between W. Lexington Avenue and the northern portion of E. Farriss Avenue
Tax Parcel Numbers:	Guilford County Tax Parcels 0182435 thru 082445
Site Acreage:	Approximately 4.1 acres
Current Land Use:	Single family dwellings and undeveloped parcels
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream bisects the southern portion of the site and runs west of the site. The flood zone associated with the stream impacts the southern and western portions of the site.
Water and Sewer Proximity:	A 12-inch City water line lies adjacent to the site along W. Lexington Avenue and a 6-inch City water line runs along W. College Drive. An 8-inch and 12-inch sewer line lies adjacent to the site along W. College Drive and W. Lexington Avenue, respectively. Also, a 12-inch sewer line runs along the stream corridor to the west of the site.
General Drainage and Watershed:	The site drains in a westerly direction and development is subject to the City Lake General Watershed Area requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily developments with an impervious surface area that is greater than 24% or more of the site.
Overlay District(s):	City Lake General Watershed Area

Adjacent Property Zoning and Current Land Use			
North:	SC	Shopping Center District	Commercial/retail uses (across W. Lexington Avenue)
South:	RS-7	Residential Single Family-7 District	Single family dwelling
East:	PI	Public & Institutional District	High Point University Campus (across W. College Drive)
West:	RS-7	Residential Single Family-7 District	McCain Park

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	<u>Obj. 1H</u> : Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Land Use Plan Map Classification:	The site has an Institutional land use designation. This classification is intended to accommodate public, quasi-public and institutional uses on large tracts.
Land Use Plan Goals, Objectives & Policies:	The following goal and objectives of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods;
Relevant Area Plan(s): <i>University Area Plan</i>	<u>Goal 3</u> : Ensure compatibility between the edge of campus and the surrounding neighborhood. <u>Policy 3.5</u> : Transition the intensity of uses along the campus edge adjacent to existing residences. ii. Decrease the bulk, mass and height of buildings, or increase setbacks. iii. Prevent the spillover of light and glare from outdoor lighting onto adjacent properties by limiting the height, illumination, and direction of outdoor lighting. iv. Locate parking areas internal to campus, where possible, to minimize visual impacts on adjacent residential properties. They should be screened from view, and access to the parking areas should be from internal campus driveways and not directly from local residential streets to minimize cut-through traffic in the residential neighborhood. v. A combination of fencing and landscaping can be used to soften the edges, however; solid fencing is typically discouraged along public streets. vi. Placement of loading areas and mechanical equipment should be placed to minimize impact on adjacent properties. Screening shall be provided. vii. Consider reusing structures along the campus edges for housing, administrative offices, or other university uses. <u>Policy 3.6</u> : New campus development should be contiguous to the existing campus and consist of an entire sub-area. <u>Policy 3.7</u> : Mitigate the impacts of new campus development on adjacent properties through the provision of conditions with rezoning requests.
Zoning History:	In 2006, a 1.5 acre L-shape area at the southeast corner of W. Lexington Avenue and W. College Avenue was rezoned from RS-7 District to a PI District (Zoning Case 06-26). The seven homes that were in this area have been removed and the former single family parcels have been incorporated in the University's athletic fields.

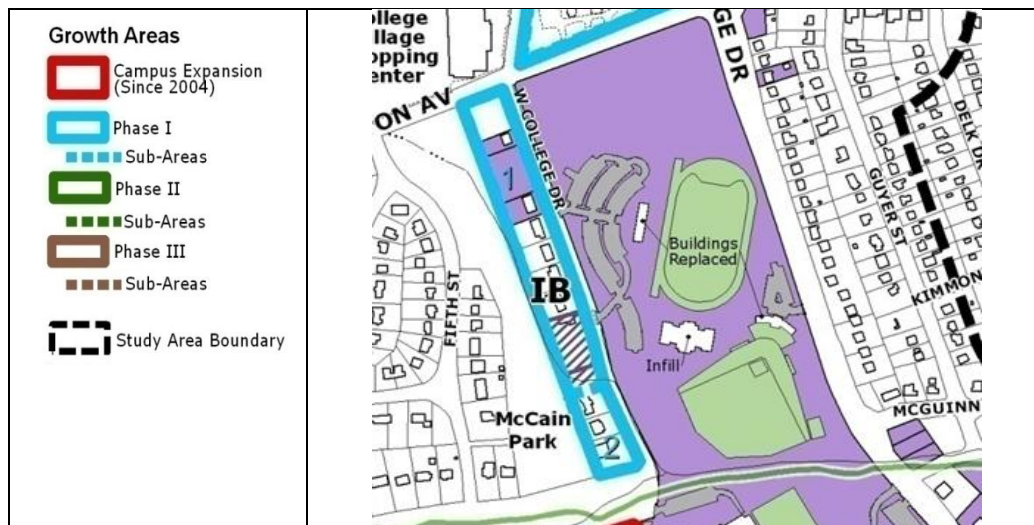
Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	W. Lexington Avenue W. College Drive	Major Thoroughfare Local Street	150 ft. 1,330 ft.
Vehicular Access:	Access will be taken from W. College Drive		
Traffic Counts: (Average Daily Trips)	W. Lexington Avenue	9,500 ADT	
Estimated Trip Generation:	N/A		
Traffic Impact Analysis:	Required		Comment
	<u>Yes</u>	<u>No</u> X	None
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.		

School District Comment
Not applicable to this zoning case.

Details of Proposal

High Point University desires to expand the campus to include this block lying south of W. Lexington Avenue and west of W. College Drive. There is one parcel within this block, at the corner of W. College Drive and E. Farriss Avenue (1001 W. College Drive), which is not owned or under contract for purchase by the University and is not included in this zoning request. This block has an Institutional classification on the City's Land Use Map and is currently zoned for residential uses. In order to add this area to the campus and allow University related uses, the applicant has submitted this request to zone the block to a CZ-PI District. The land area associated with this zoning application is designated as a Growth Area, Phase IB, in the *University Area Plan (Phase IB is outlined in blue on the map below)*.

University Area Plan Map 4 – Growth Areas (Dec. 2009)



The *University Area Plan* shows this area as a Transition Area (Permanent Edge) and compatibility with the adjacent properties is of the utmost importance. The major objective for development in this area is to insure that any negative visual impacts on adjacent properties are minimized. As a permanent edge of the campus, limiting spillover of light & glare, and providing landscaping to soften the edges to lessen the impact on adjacent properties are important. Along with this application is a Conditional Zoning Ordinance with conditions for development of the site. Key points of this ordinance are:

- Restrict use of the site to college/university related uses;
- Provides for screening of mechanical equipment, dumpsters and loading areas; and
- Restrict the height and location of lighting near residential uses and require installation of opaque fence in the planting yard where the site abuts a residential use.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments:

The *University Area Plan* designates the area requested for rezoning as Growth Area IB sub-area 1. It is a fairly thin strip of land consisting of approximately 4 acres located along the west side of W. College Dr. between E. Farriss Ave. and Lexington Ave. It extends west to McCain Park and is characterized by a combination of single-family homes and undeveloped lots. It also contains numerous large mature trees that along with the parkland help mitigate any impacts on the residential area west of McCain Park. Due to all of these characteristics, the plan recommends that this area be used for low-intensity uses such as housing for staff or students, and/or additional administrative office space. However, if this area is redeveloped for other uses, the University is encouraged to maintain as many of the large mature trees as possible to maintain this separation between the University and the adjacent residences to the west.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses;
	<u>Staff Comments:</u> <ul style="list-style-type: none">❖ The park to the west acts as a buffer between the zoning site and adjacent residential neighborhood.❖ The area has limited development potential as it is somewhat constrained by its narrow depth, floodplains, steep slopes, and stream buffers.

	<ul style="list-style-type: none"> ❖ To minimize impacts to the single family dwelling to the south, the applicant has offered conditions to screen mechanical equipment and dumpsters, require loading dock to be at least 100 feet away and limit the height of lighting near this dwelling.
<u>Factor #2</u>	<p>Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;</p> <p><u>Staff Comments:</u> Conditions offered by the applicant to limit the height of lighting next to the abutting single family dwelling to the south and that lighting be directed towards the interior of the zoning site, will assist in mitigating any adverse impact on the abutting residential property.</p>
<u>Factor #3</u>	<p>Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;</p> <p><u>Staff Comments:</u> A perennial stream runs through the southern portion of the zoning site. Environmental standards of the Development Ordinance require that a 100-foot stream buffer (as measured from top of bank on both sides of the stream) be provided.</p>
<u>Factor #4</u>	<p>Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;</p> <p><u>Staff Comments:</u> The site is within an area currently served by City of High Point utilities and municipal services and the proposed district has no known impacts on municipal services.</p>
<u>Factor #5</u>	<p>Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.</p> <p><u>Staff Comments:</u></p> <ul style="list-style-type: none"> ❖ The Development Ordinance requires a Type B Planting yard be installed where college/university related uses abut a residential use. Thus, along the southern boundary of the site 25 shrubs and 8 trees are to be planted every 100 linear feet in a minimum 20-foot wide planting yard. In addition, the applicant has offered a condition requiring installation of an opaque fence in this planting yard. Combination of standards of the Development Ordinance and conditions offered by the applicant will ensure development of the site will not adversely affect the adjacent property owner. ❖ The perennial stream that runs through the southern boundary of the site is approximately 220 feet from the abutting residential property. Once the 100-foot stream buffer is applied and the planting yard installed, approximately 100-feet is available for development adjacent to the remaining single family dwelling. The limited land area and its narrow width will limit the intensity of development that can be placed near the abutting single family dwelling to the south.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:

This segment of W. College Drive was historically a residential neighborhood lying at the northwestern edge of the High Point University campus. Over the past decade, the University has purchased and razed all of the homes along the east side of W. College Drive and extended the athletic field to include that area. The University has acquired or has under contract most of the properties along the west side of W. College Drive. With one home remaining in this block that is not owned by the University, the character of this area has changed.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:

One of the objectives of the *University Area Plan* was to establish an orderly pattern for the expansion of High Point University and discourage haphazard development that would adversely impact adjacent residential neighborhoods. This was done by establishing growth areas. The Area Plan identifies the west side of W. College Drive as a Growth Area IB. The University owns most of the property within this block, thus, expansion into Growth Area IB is a logical expansion of the campus and is consistent with the objectives of the *University Area Plan*.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) the requested CZ-PI District is consistent with adopted plans, 2) conditions offered by the applicant pertaining to lighting, fencing, location of mechanical equipment and loading docks mitigate impact on adjacent single family dwellings; and 3) the request is a logical and reasonable extension of the High Point University campus as it is contiguous to the University's main campus and is consistent with the *University Area Plan's* growth areas.

Recommendation

As addressed in the Staff Analysis section of this report, conditions offered by the applicant address adopted policies and will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone 4.1 acres to the CZ-PI District.

Required Action

Planning and Zoning Commission:

Upon making its recommendation, the NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

Upon rendering its decision in this case, the NC General Statutes require that the High Point City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

This report was prepared by Planning and Development Department staff member(s) Herbert Shannon Jr. AICP, Senior Planner and Heidi H. Galanti AICP, Planning Services Administrator, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.